



"The City With a Heart"

Rick Biasotti, *Chair*
Perry Petersen, *Vice Chair*
Mary Lou Johnson
Sujendra Mishra
Kevin Chase
Joe Sammut
Bob Marshall, Jr.

MINUTES PLANNING COMMISSION MEETING

July 16, 2013

7:00 p.m.

Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno

CALL TO ORDER at 7:00 pm.

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Biasotti	X	
Vice Chair Petersen	X	
Commissioner Sammut	X	
Commissioner Marshall		X
Commissioner Mishra	X	
Commissioner Chase	X	
Commissioner Johnson	X	

STAFF PRESENT:

Planning Division: Community Development Director: David Woltering
Senior Planner: Laura Russell
Associate Planner: Matt Neuebaumer

Pledge of Allegiance: Commissioner Mishra

1. Approval of Minutes – June 13, 2013

Motion to Approve Minutes of June 13, 2013 Planning Commission meeting.

Johnson / Petersen

VOTE: 6-0
AYES: All Commissioners present.
NOES: None
ABSTAIN: None

2. Communication None

3. Public Comment None

4. Announcement of Conflict of Interest

Chair Biasotti and Commissioner Johnson will recuse themselves from item 5.A due to property ownership within 500' of the property.

5. Public Hearings

Chair Biasotti and Commissioner Johnson recused themselves and left the room. Vice Chair Petersen conducted the meeting.

A. 173 San Benito

Request for a Use Permit to allow the construction of a new home which increases the gross floor area of the existing structures by greater than 50% per Section 12.200.030.B.1 of the San Bruno Municipal Code. Sprios Kakoniktis (Applicant & Owner) UP-13-010.

Associate Planner Neuebaumer: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 13-010 based on Findings of Fact 1-7 and Conditions of Approval 1-27 with an additional Condition requiring that the Lot Line Adjustment Application be approved and recorded prior to issuance of a building permit.

Chair Biasotti asked Commission if there were any questions for staff.

Commissioner Sammut: I just want to confirm that the address being used for the project is for the corner house? When this unit gets built it will have a San Anselmo address?

Associate Planner Neuebaumer: That is correct.

Commissioner Chase: The only reason the project is before us is because it's a new home where there's basically nothing there?

Associate Planner Neuebaumer: There were detached accessory structures on the property so this is a 50% expansion over the previous condition.

Kostas Kakoniktis; Applicant: We are trying to build a new two-story house. We have worked with Matt to plan this out to look good and fit with the neighborhood. We are going with the landscaping the City has recommended, including local natives.

Commissioner Mishra: If you would look at sheet A-3, the elevations, you have two rooflines. It looks like two houses to me, it is not an integrated building. Architecturally I do not agree with the two rooflines that you have. I will not approve this project if this roofline exists.

Kostas Kakoniktis: Per the City guidelines, we were told we needed to have setbacks from the first and second floor and we were constrained with size, so we thought this was the best solution.

Commissioner Mishra: The two roofs make it look like two units instead of one entity. I do not agree with this approach.

Commissioner Chase: Which elevations are you looking at?

Commissioner Mishra: I'm looking at the front elevation where there are two distinct rooflines.

Public Comment Opened.

None.

Public Comment Closed.

Motion to approve Use Permit 13-010 based on Findings of Fact 1-7 and Conditions of Approval 1-27 with the addition of Condition 28 as recommended by staff.

Commissioner Chase / Sammut

Commissioner Mishra asked for clarification on Condition 28. Vice Chair Petersen clarified that it is the condition recommended by staff regarding the lot line adjustment.

Commissioner Mishra: I would like to add another condition of approval that the front elevation left roof be revised such that it is integrated with the second floor rooflines to the discretion of the Community Development Director to see that it happens.

Vice Chair Petersen: Does the motion maker wish to alter his motion?

Commissioner Chase: No.

Vice Chair Petersen: I understand Commissioner Mishra's concern and I would recommend to the applicant that he consider integrating the roofline better but I don't feel it's a requirement I would want to put on the approval.

Vice Chair Petersen called for a vote.

VOTE: 3-1

AYES: Vice Chair Petersen, Commissioner Chase and Commissioner Sammut

NOES: Commissioner Mishra

ABSTAIN: Chair Biasotti and Commissioner Johnson had recused themselves

Vice Chair Petersen advised of a 10-day appeal period.

Findings of Fact

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given its quality architectural features and its general conformance to a majority of regulations as set forth in the Municipal Code.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, and with recommendations by staff, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.
7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from

time to time.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 13-010 shall not be valid for any purpose. Use Permit 13-010 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit for a new house shall be built according to plans approved by the Planning Commission on July 16, 2013 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, the site shall be landscaped according to the plans approved by the Planning Commission on July 16, 2013 labeled Exhibit C. No more than 80% of the lot shall consist of impervious surface.
10. The residence shall meet 2010 California Green Building Standards Code - California Code of Regulations, Title 24, Part 11 – Tier One measures. The applicant shall include the green building checklist as a full size page in the Building Division set of drawings.

11. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
12. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.
13. Please note that the front property line is located 2 feet behind the sidewalk on San Anselmo Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 2 feet from back of sidewalk along San Anselmo Avenue. S.B.M.C. 8.08.010.
14. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2010. The connection points to the existing mains on San Anselmo Avenue shall be shown on the plans.
15. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
16. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
17. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on San Anselmo Avenue. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
18. The applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02, dated August 2011.
19. Paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background.
20. An Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.
21. Storm water from new roof down spouts and other on-site drainage, shall be drained into landscaping. Alternatively, stormwater shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail ST-03.
22. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All

unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020

23. Perform water demand calculation based requirements in Chapter 6 of the California Plumbing Code to confirm that the proposed 1-inch water meter is sufficient to serve proposed water demand. If a one-inch meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter and lateral. S.B.M.C. 10.14.020/110.
24. A NFPA 13D fire sprinkler system shall be required for the project. The coverage shall include standard 13D fire sprinkler requirements, plus coverage to the garage and a single pilot head to the attic. The Fire Sprinkler Permit shall be approved prior to issuance of a building permit.
25. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
26. Provide hard-wired smoke detectors with battery backup as required by building code.
27. Provide spark arrester for chimney if not currently in place.
28. The Lot Line Adjustment Application shall be approved and recorded prior to issuance of a building permit.

Chair Biasotti and Commissioner Johnson rejoined the meeting.

B. 2790 Cottonwood Drive

Request for a Use Permit to allow an addition which increases the gross floor area of the existing home by greater than 50% (55%) and exceeds the 44% lot coverage requirement (49%), per Sections 12.200.030.B.1 and 12.200.040.B.3, respectively, of the San Bruno Municipal Code. Van Ly (Applicant) & Roger Fujii (Owner) UP-13-001

Senior Planner Russell: Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 13-001 based on Findings of Fact 1-7 and Conditions of Approval 1-27.

Chair Biasotti asked Commission if there were any questions for staff.

Commissioner Chase clarified that he was present for one Architectural Review Committee meeting.

Roger Fujii; Applicant: It's going to be licensed for non-ambulatory residents so that's part of the reason for the extra area and ramping. We have tried to take all of your comments and the City requirements and tried to put everything together and hopefully it works out.

Commissioner Johnson: It will be licensed for six patients?

Roger Fujii; Applicant: It will be licensed for up to six, but depending on the needs of the residents, it could be only four. It would be six or fewer.

Commissioner Johnson: Would you have capacity for eight?

Roger Fujii, Applicant: No, I don't think we would be able to provide services for eight.

Commissioner Johnson: We have reviewed many of these types of facilities over the years and I'm not surprised that there are no public comments because these facilities do not generate huge traffic. At one point, there was concern but we realized this is an addition to a community, not an obstacle. I do support the project.

Public Comment Opened.

None

Public Comment Closed.

Motion to approve Use Permit 13-010 based on Findings of Fact (1-7) and Conditions of Approval (1-27).

Commissioner Johnson / Mishra

VOTE: 6-0
 AYES: All Commissioners Present.
 NOES: None
 ABSTAIN: None

Chair Biasotti advised of a 10-day appeal period.

Commissioner Chase: I would like to commend the applicant. You did a really good job and followed the recommendations. It's going to be a nice project so thank you for your hard work.

Chair Biasotti: I would like to echo Commissioner Chase's comments. It turned out very nicely. Thank you.

FINDINGS OF FACT

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given its quality architectural features and its general conformance to a majority of regulations as set forth in the Municipal Code.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, and with recommendations by staff, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.

7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

CONDITIONS OF APPROVAL

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 13-001 shall not be valid for any purpose. Use Permit 13-001 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on July 16, 2013 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the California Building Code. The residence must have the ability to park the required number of vehicles in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, the site shall be landscaped according to the plans approved by the Planning Commission on July 16, 2013 labeled Exhibit D and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director.

10. If the project results in more than 2,500 square feet of new or replaced impervious surfaces, the applicant shall incorporate one of the required C.3.i site design measures as required by the Municipal Regional Permit at the time of building permit submittal.
11. The developer shall indemnify, defend, and hold harmless the city, its officers, employees and agents, from any and all claims and lawsuits from third party(s) involving or related to the city's consideration and/or approval of the developer's application for development.
12. Please note that the front property line is located 4.5 feet behind the sidewalk on Cottonwood Drive. No fences, retaining walls, or other permanent structure shall be placed or constructed within 4.5 feet from back of sidewalk along Cottonwood Drive. S.B.M.C. 8.08.010.
13. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2010.
14. An Encroachment Permit from Public Services Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
15. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
16. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on San Anselmo Avenue. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
17. The applicant shall install a sanitary sewer lateral clean-out at property line per City standards detail SS-02, dated August 2011.
18. Paint address number on face of curb near driveway approach. Lettering shall be black, 4 inches or larger, and painted on a white background.
19. An Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protected by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B.M.C. 12.16.020.
20. Storm water from new roof down spouts and other on-site drainage, shall be drained into landscaping. Alternatively, stormwater shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail ST-03.
21. The building permit plans shall include a site plan that shows all property lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to

slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020

22. Perform water demand calculation based requirements in Chapter 6 of the California Plumbing Code to confirm that the existing water meter is sufficient to serve proposed water demand. If the existing meter is undersized, a larger meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter and lateral. S.B.M.C. 10.14.020/110.
23. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
24. Provide hard-wired smoke detectors with battery backup as required by building code.
25. Provide spark arrester for chimney if not currently in place.
26. Prior to submittal to the Building Division for plan check, the applicant shall secure written approval from all easement holders to construct the patio and ramp in the rear Public Utility Easement.
27. Prior to Final Inspection, the applicant shall execute and record a Revocable Encroachment Permit for the patio and ramp in the rear Public Utility Easement.

6. Discussion

- A. City Staff Discussion:** Commissioners Biasotti, Chase, and Johnson volunteered for the August 15 Architectural Review Committee meeting.

Community Development Director Woltering: The recent City budget adoption included some changes to our staff. One of those changes was promotion of Laura Russell to Senior Planner. Laura will be working more directly with managing the current planning applications and working with regional groups. The other change is related to Mark Sullivan, Housing and Redevelopment Manager. As you know, Redevelopment Agencies were dissolved but there is still a need to do those activities. So Mark's new title is Long Range Planning Manager.

B. Planning Commission Discussion:

Chair Biasotti: Has staff had a chance to suggest water (drought) tolerant landscaping in front of City Hall and the Library to the City Council?

CDD Woltering: We have discussed it in terms of priorities with City Council but we haven't gone into any detail.

Commissioner Petersen: For many years there has been a remediation project on El Camino Real. Have you observed it? People have observed it and stated that it looks like a trash heap. Could it be looked into? Is it even operating?

CDD Woltering: We will look into it.

7. Adjournment

Meeting was adjourned at 7:35 pm

A handwritten signature in blue ink, appearing to read "David Woltering", written over a horizontal line.

David Woltering

Secretary to the Planning Commission
City of San Bruno

A handwritten signature in blue ink, appearing to read "Rick Biasotti", written over a horizontal line.

Rick Biasotti, Chair
Planning Commission
City of San Bruno

NEXT MEETING: August 20, 2013